

It is just the right time to take your part
in Turkey's largest and most outstanding
Technopark

IT VALLEY

TURKEY

IT VALLEY
INVESTMENT
GUIDE

Edition 1

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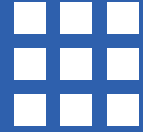
The background of the image is a dark gradient with a complex pattern of diagonal lines in shades of blue and white. Three large, dark triangles are positioned in the upper left, upper right, and lower left quadrants, pointing towards the center. The text is located in the lower right quadrant.

access the
future
through
IT VALLEY



IT VALLEY

(**BİLİŞİM VADİSİ** in Turkish)
IS A THEMATIC TECHNOLOGY
DEVELOPMENT ZONE
(TECHNOPARK) RISING IN
GEBZE, KOCAELİ



MAINLY FOR **SOFTWARE**
DEVELOPMENT AND
RESEARCH IN
ICT RELATED ELECTRONICS

What is IT Valley?



COMPANIES WHICH
DEVELOP
HIGH TECH PRODUCTS
ARE ALLOWED TO
MANUFACTURE

THE VALLEY WILL HOUSE
A **PROTOTYPING CENTRE**,
A SOPHISTICATED
INNOVATION CENTER,
AN **INCUBATOR**, **SPIN-OFF**
OFFICES, STYLISH
RESTAURANTS AND
RESIDENCES

PRIMARY SPONSOR OF IT VALLEY IS THE TURKISH MINISTRY OF SCIENCE, INDUSTRY AND TECHNOLOGY

GOVERNORATE OF KOCAELI, KOCAELI METROPOLITAN MUNICIPALITY AND THE EAST MARMARA DEVELOPMENT AGENCY ARE THE OTHER MAIN SUPPORTERS OF THE IT VALLEY PROJECT

IT VALLEY IS BEST PLACED FOR MUTUAL LEARNING AND PARTNERSHIPS BETWEEN A TOP NOTCH ACADEMIC PORTFOLIO AND VAST BUSINESS OPPORTUNITIES BY TAKING THE ADVANTAGE OF ITS CENTRAL LOCATION AMONG INDUSTRIAL ENTERPRISES AND UNIVERSITIES



IT VALLEY SHALL BE A MEETING POINT THAT IS CONDUCTIVE TO AMBITIOUS VENTURES AND DOING BUSINESS FOR ENTREPRENEURS WITH HIGH ORIENTATION TOWARDS CREATIVE THINKING AND INNOVATION

THE VALLEY WILL HOUSE MANY GLOBAL GIANTS OF THE IT SECTOR








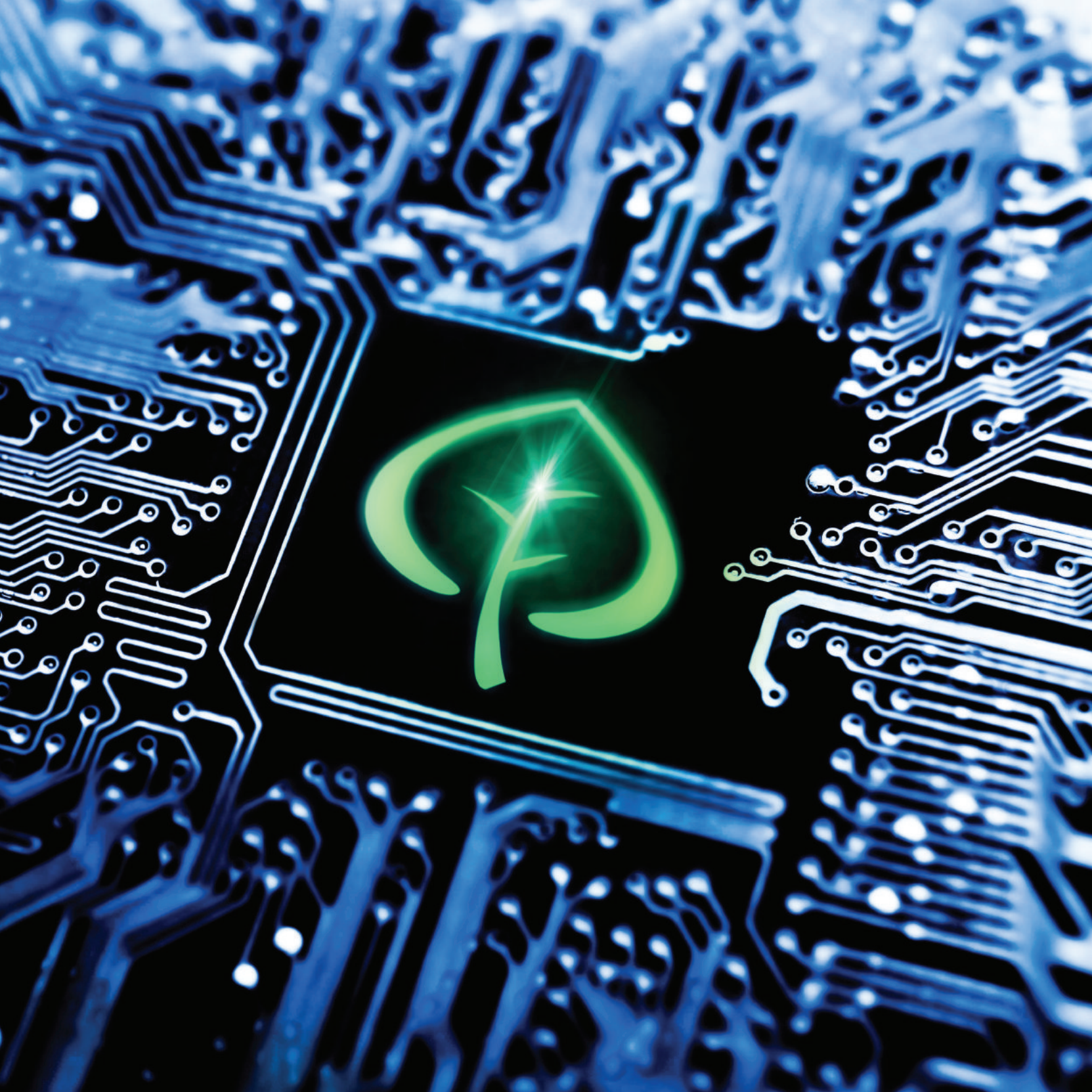
What makes **IT Valley** important?

IT Valley is an international project that is
central to Turkey's economic progress



Contents

	Location	09
	Accessibility	14
	Facts and figures about IT Valley	26
	Why should i take part in IT Valley	36
	About IT Valley with its context and Turkey	46



01

Location



Where is IT Valley?

IT Valley:

A bridge to Europe,
Middle East and Central Asia





Ideal Spot for Turkey's Silicon Valley

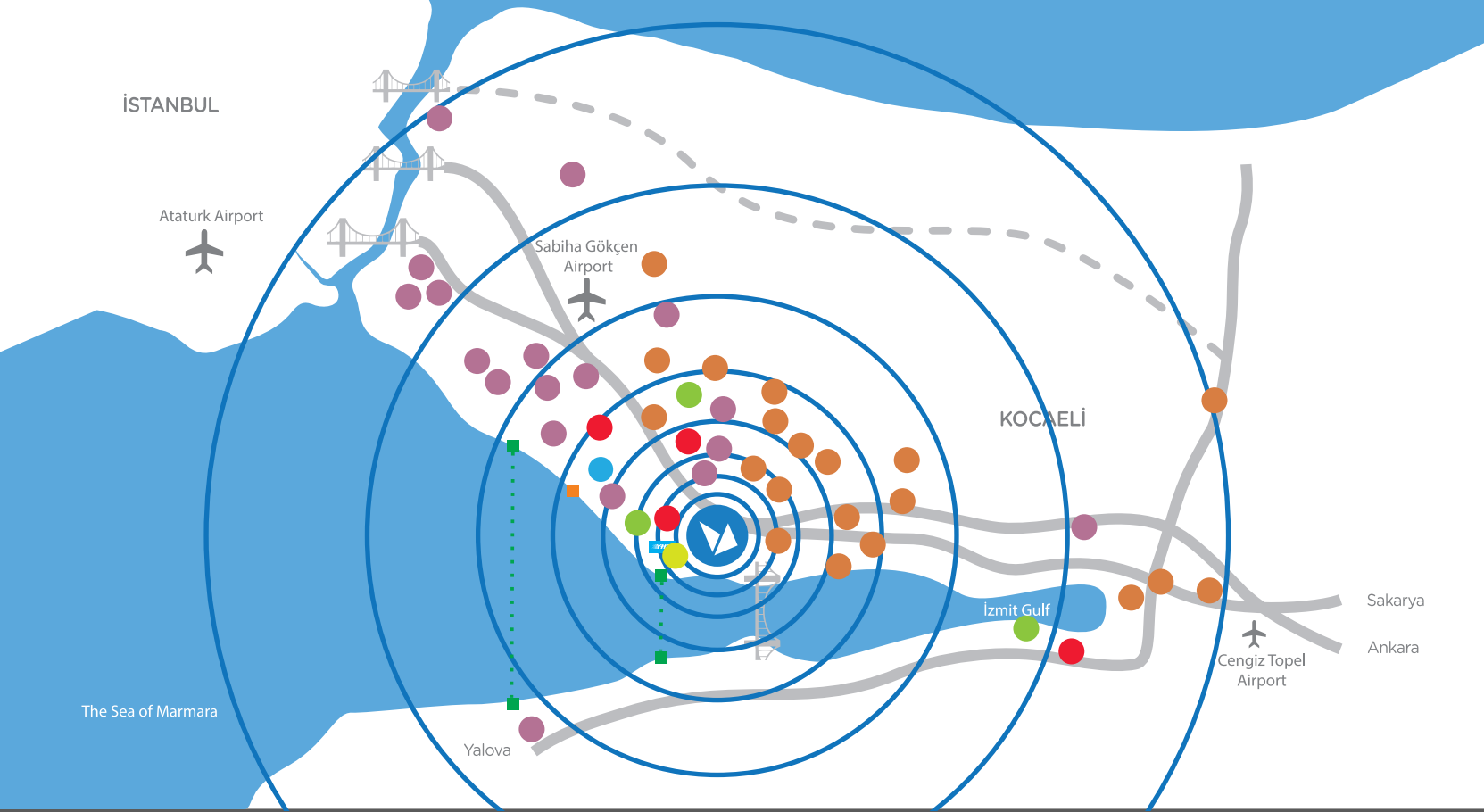
IT Valley is in Kocaeli, which is considered to be the heart of Turkey's industry, and by the edge of Istanbul, which is one of the world's top business and commercial hubs. It lies alongside the main road network and railway line connecting capital city Ankara and Istanbul



İSTANBUL



ANKARA



Industrial Zones

Technoparks

Freezones

Universities

Ferry

Turkey's Largest Research Center (TÜBİTAK)

Product Certification Center (TSE)

Airports



IT Valley is renowned for being a perfect location with **High Accessibility** and with some of Turkey's Best **Industrial Zones, Technoparks, Universities, Turkey's Largest Research Campus** and **Product Certification Center**.



All in One Place

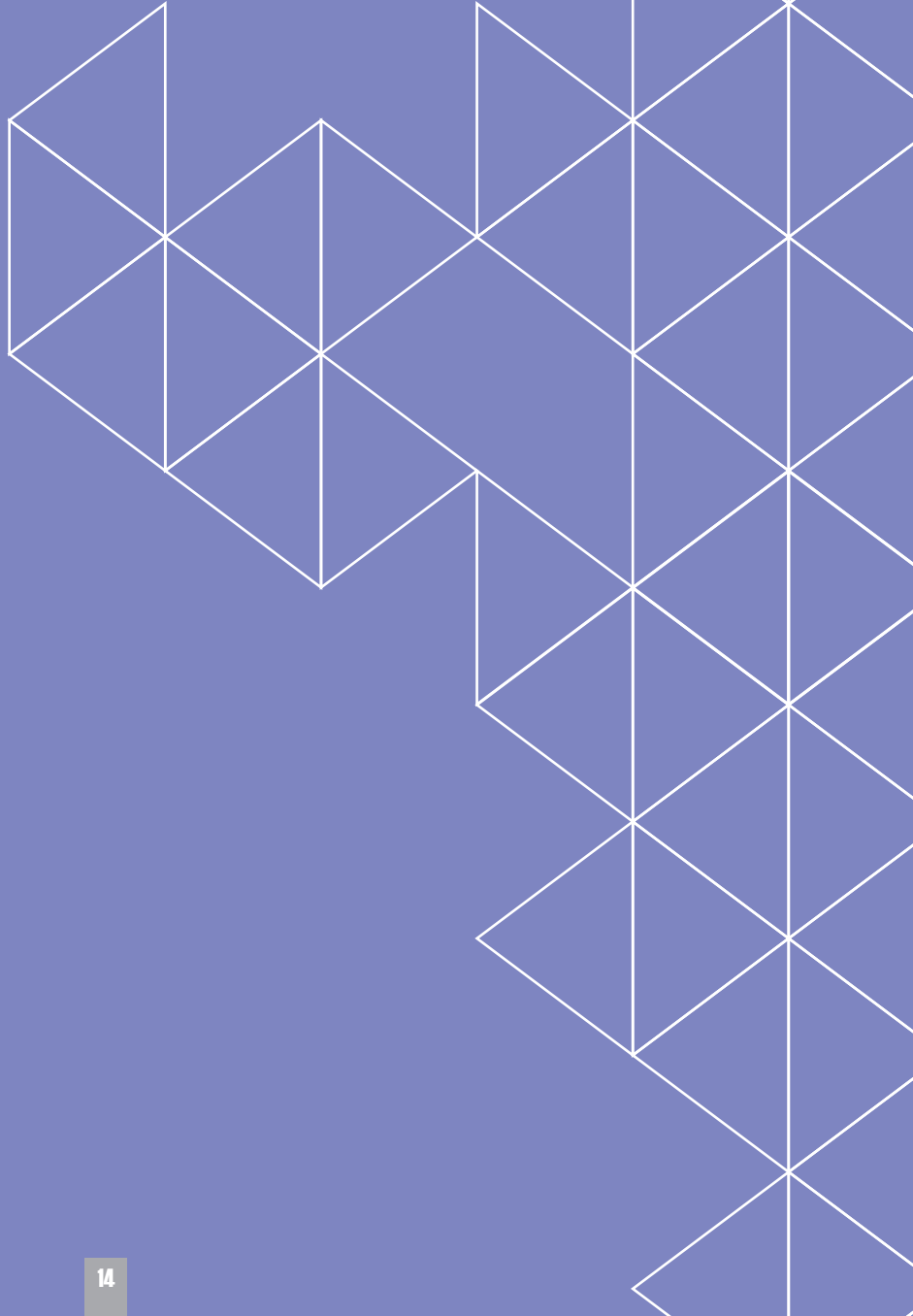
In a circle with a **50 km**-long-diameter there are,

- ◆ 19 Organized Industrial Zones (OIZs), 4,687 firms operating with 154,161 employees
- ◆ 3 Free Zones (FZs), 437 firms are operating with 8,586 employees
- ◆ 19 Universities, 227,505 students
- ◆ Turkey's Largest Research Campus and Product Certification Center
- ◆ 2 international and 1 domestic airport
- ◆ 4 Technology Development Zones (Technoparks), 415 firms are operating with 6,752 employees



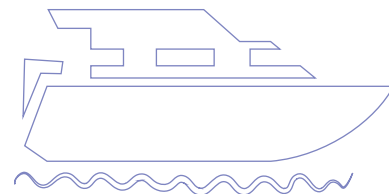
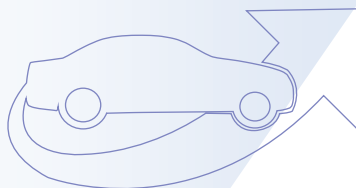
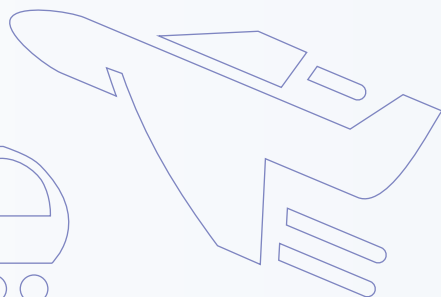
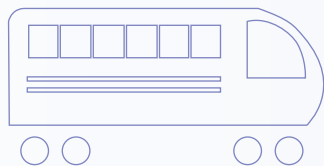
02

Accessibility





It is possible to get to **IT Valley** by All Means of Transportation

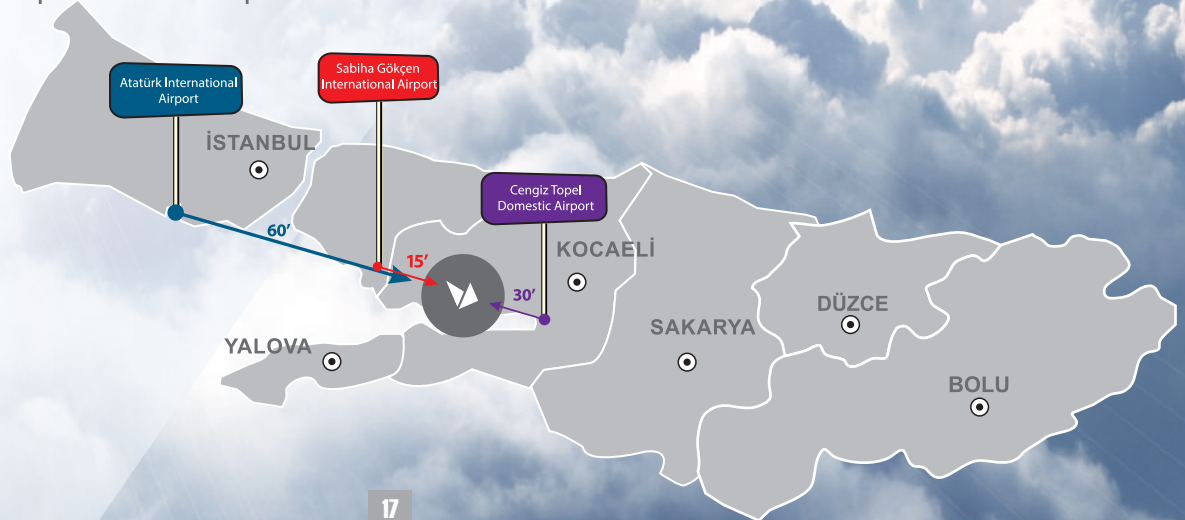




Airway

Getting to **IT Valley** from long distances is very easy thanks to 2 International Airports and 1 Domestic Airport

- ◆ 15 Mins' drive to Sabiha Gökçen International Airport
- ◆ 60 Mins' drive to Atatürk International Airport
- ◆ 30 Mins' drive to Cengiz Topel Domestic Airport







Maritime and Shipping Facilities

IT Valley stands at a **15 minutes' drive** away from the Eskihisar - Topçular and Yalova - Pendik ferry boarding quays; hence making access to IT Valley is an easy task.

IT Valley's location must also be noted for its proximity to **Port of Kocaeli**, **Port of Haydarpaşa** and **Port of Karasu**.





Railway

Hi-speed train reduced
the travel time from
Ankara to İstanbul down to

3 HOURS

Hi-speed train stops near by (5 mins)
IT Valley and there will be direct
bus ring connection.



Project of the century, Marmaray, will bring IT Valley and İstanbul even closer.

Marmaray will reduce the travel time between Gebze on the western end of Kocaeli and the European Side of İstanbul down to 78 mins.

Within the scope of Marmaray project, the two sides of İstanbul have been connected by the world's deepest laid tube under the Bosphorus Strait

Transportation

01

Ankara Esenboğa International Airport
Atatürk International Airport
Sabiha Gökçen International Airport
Cengiz Topel Domestic Airport
Bursa Yenisehir Domestic Airport
Eskişehir Anadolu International Airport



02

Port of Kocaeli
Port of Haydarpaşa
Port of Karasu
Port of Ereğli
Port of Zonguldak
Ferry Lines
External Passenger Ferry Lines



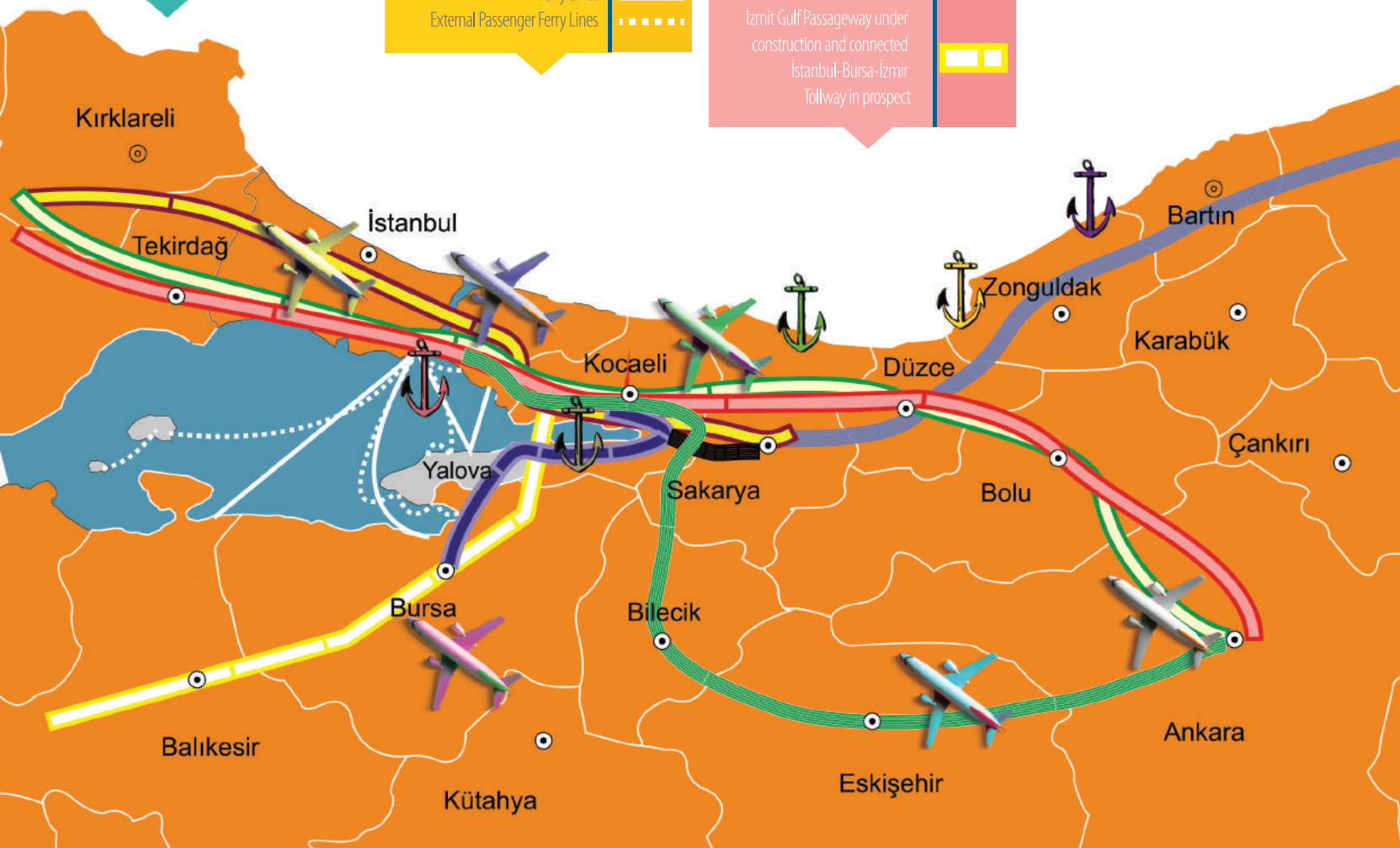
03

D-100
TEM
North Marmara Tollway and connected Third Bridge over Bosphorus Strait that are both underway
D-130
İzmit Gulf Passageway under construction and connected İstanbul-Bursa-İzmir Tollway in prospect



04

Ankara-İstanbul Railway Line
İzmit-Adapazarı Railway Line
Projected West Black Sea Railway Line



Your Gateway to
Domestic and
International Markets

Easy Access to Markets

1.5 billion population & US\$ 25 trillion GDP is just 4 hours away from IT Valley

Europe

GDP: US\$ 19 trillion
Population :670 million

Russian Federation

GDP: US\$ 2 trillion
Population: 142 million

Middle East & North Africa

GDP: US\$ 3.8 trillion GDP
Population: 675 million

Central Asia & Caucasus Region

GDP: US\$ 390 billion GDP
Population: 82 million

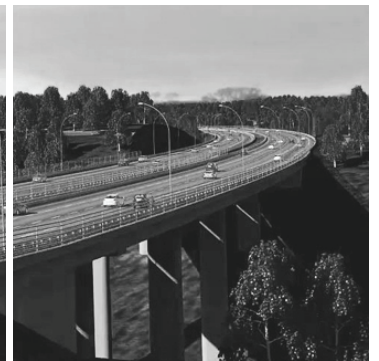
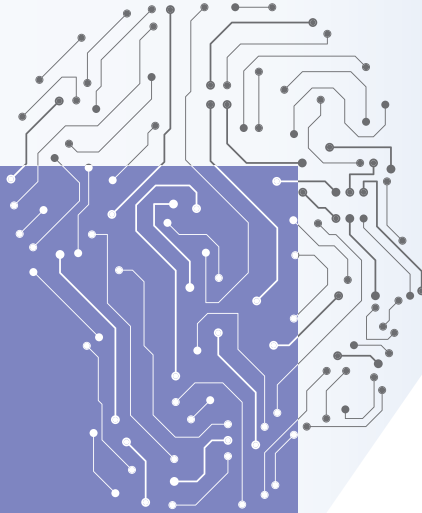




Overland

IT Valley

Shall be accessible via Turkey's main intercity arteries, namely TEM, D-100, North Marmara Highway and Gebze - Bursa - İzmir Highway, the last two of which are presently under construction.



Gebze - Orhangazi - İzmir Tollway will be the Turkey's longest with a total length of 420 Km.

İzmit Gulf Passageway shall be a 3 km-long suspension bridge which makes it second longest in the world.



03

Facts and Figures About IT Valley

Turkey's Silicon Valley is currently in development

Targeted Figures

5,000 R&D Firm

100,000 R&D Employee

50 Billion US Dollar Annual Revenue



AREA

Indoor Area
Outdoor Area

1,500,000 m²
1,250,000 m²



AREA

Total Area
Research Field
Collective Facilities
Forested Area
Green Fields

2,850,000 m²
830,000 m²
250,000 m²
1,000,000 m²
650,000 m²



IT Valley is planned as sections to be developed in sequence

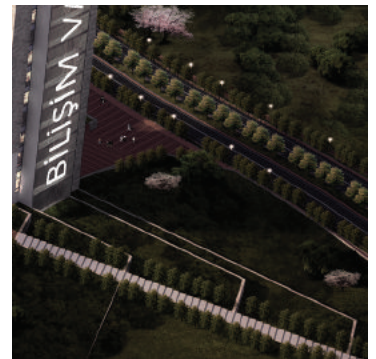
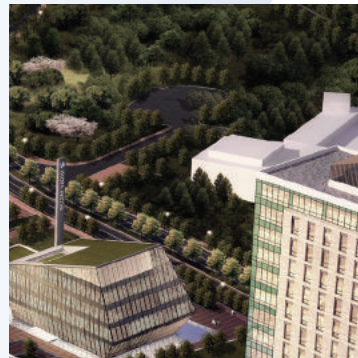
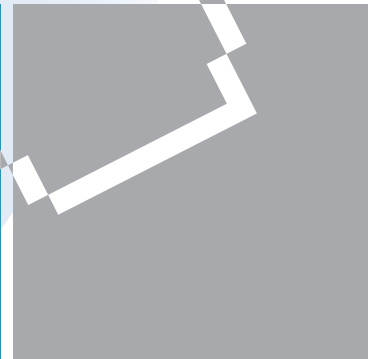


SECTIONS

1	515,000 m ²
2	194,000 m ²
3	316,000 m ²
4	345,000 m ²
5	202,000 m ²

section 5

Section 1 Overview



SECTION 1 OVERVIEW

Section 1 Will Comprise Collective Facilities

SECTION 1



Administrative Building & Offices



section 1



Innovation Center



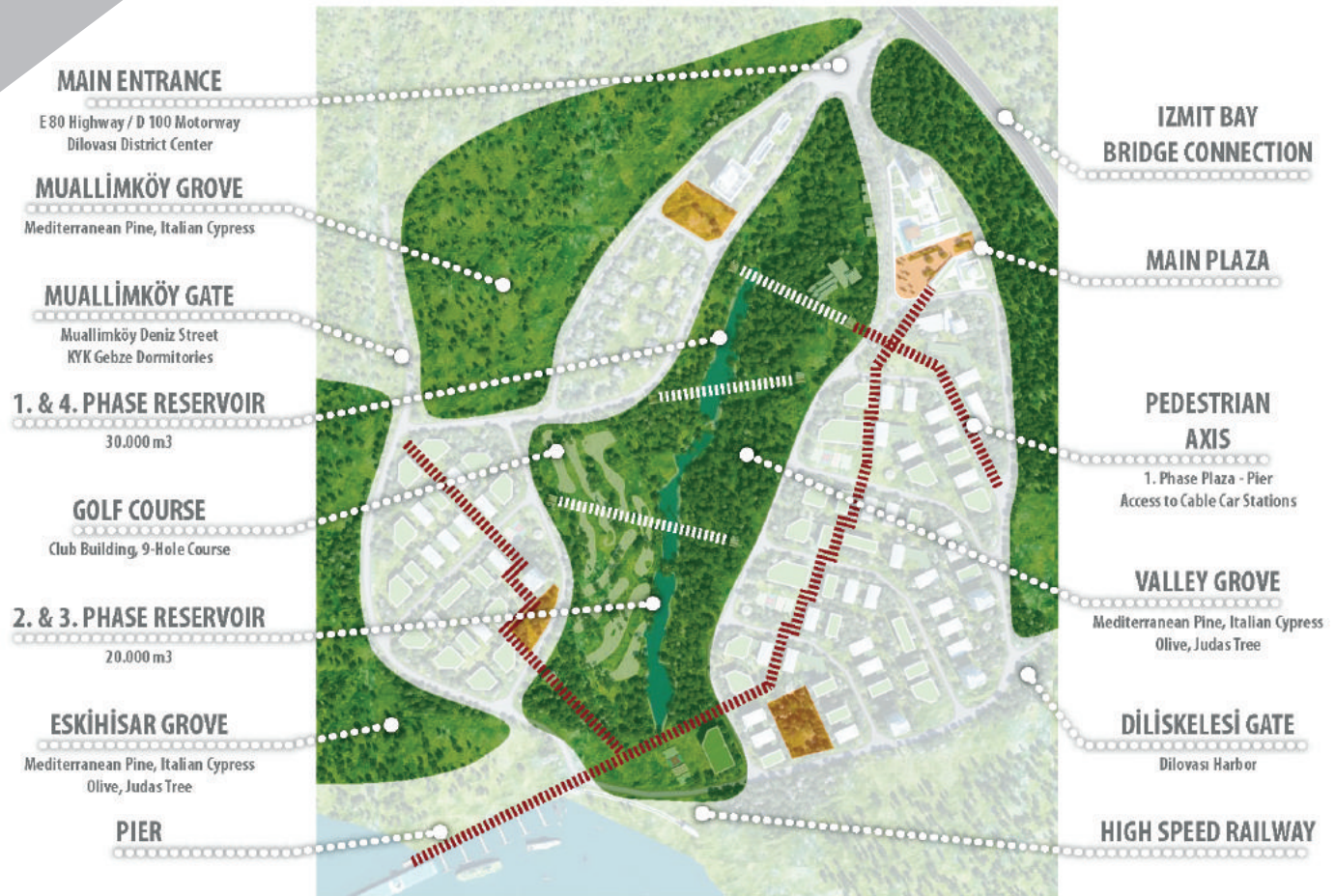
Cafes, Restaurants & Malls



Prototype & Test Center



a Green VALLEY





Various options for Low Price



INVESTMENT OPTIONS

Office Rental

Building Rental

Lease Land and build your Own Facility

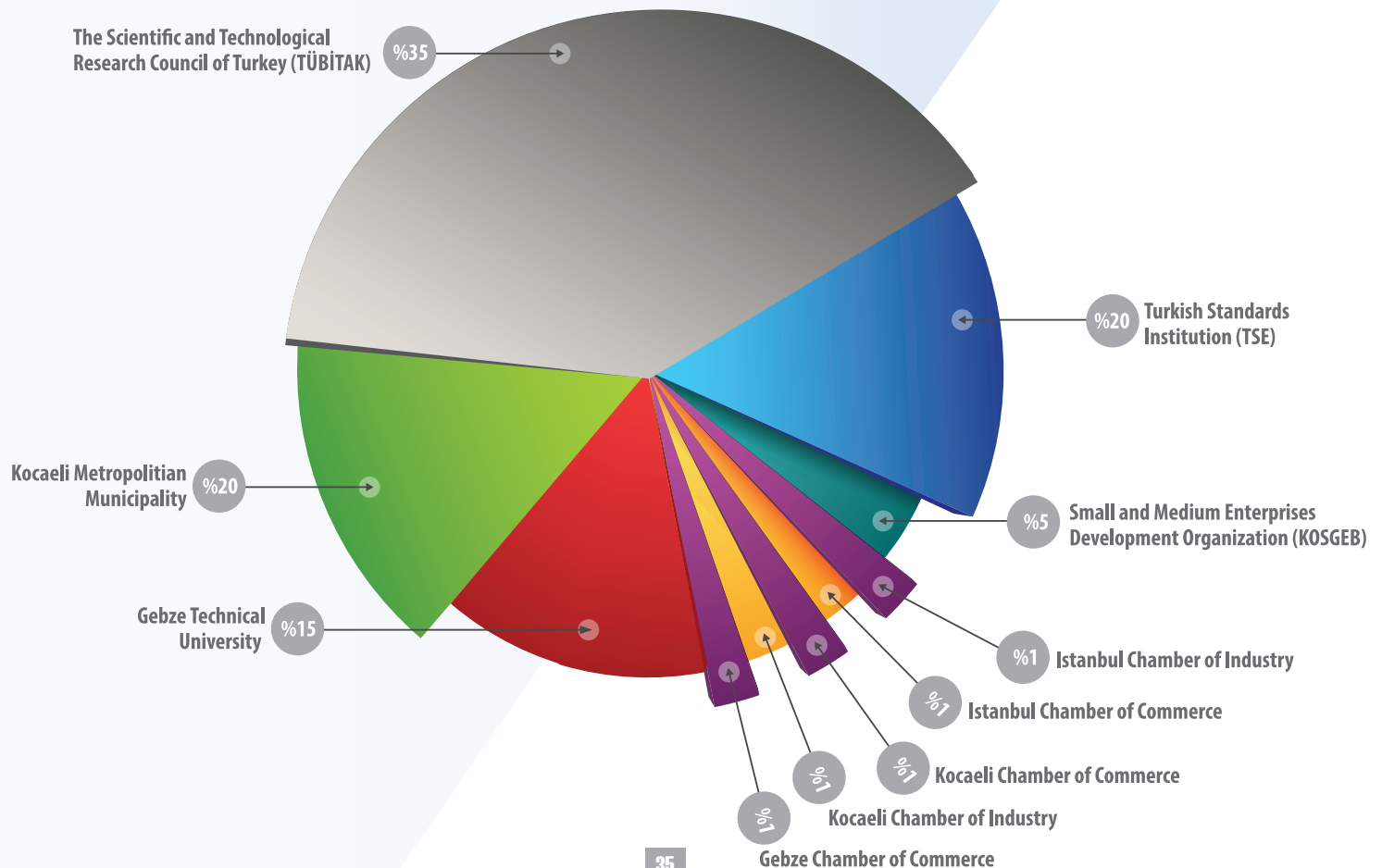
Per m2 rental price:
15 TL ~ US\$ 6.4* ~ 5,1€*

*Date of F/X rate: 31.12.2014



Composition of the consortium that powers up IT Valley

35% The Scientific and Technological Research Council of Turkey (TÜBİTAK)
20% Turkish Standards Institution (TSE)
20% Kocaeli Metropolitan Municipality
15% Gebze Technical University
5% Small and Medium Enterprises Development Organization (KOSGEB)
1% Istanbul Chamber of Industry
1% Istanbul Chamber of Commerce
1% Kocaeli Chamber of Industry
1% Kocaeli Chamber of Commerce
1% Gebze Chamber of Commerce



04

Why Should I Take Part in IT Valley

10 Reasons to invest in a Technopark

01

FOREIGN AND DOMESTIC COMPANIES CAN OWN SHARES OF TECHNOPARK MANAGING COMPANY

06

CORPORATE AND INCOME TAX EXEMPTION FOR COMPANIES

02

HIGH CONCENTRATIONS AND CLUSTERS OF R&D COMPANIES AND SOFTWARE DEVELOPERS

07

INCOME TAX EXEMPTION AND DISCOUNT FOR INSURANCE PREMIUM FOR R&D AND ADMINISTRATIVE PERSONNEL

03

INNOVATION SUPPORT SERVICES PROVIDED BY TECHNOPARK MANAGEMENT

08

VAT EXEMPTION FOR PRODUCTS AND SERVICES GENERATED WITHIN TECHNOPARK

04

SOUND INFRASTRUCTURE AND HIGH ACCESSIBILITY

09

NO WASTE WATER TAX CHARGED FOR TECHNOPARKS WITH TREATMENT FACILITIES

05

EASIER TO EMPLOY FOREIGN NATIONALS

10

COMPANIES CAN MANUFACTURE THEIR HIGH TECH PRODUCTS

Prototyping and Testing Facility

Partnership between **TÜBİTAK BİLGEM** and the **IT Valley** will be on the way to deliver its first output, the Electromechanical Prototyping and Testing Facility.

This high-tech research lab will go into the service of technology developers in the electronics sector that choose **IT Valley**.



Incubation Center

IT Valley will soon have an incubator, laid over 10 decare of land, that will be instrumental in animating an 'entrepreneurship ecosystem' for the flourishing of new business ideas and burgeoning young talents.





Innovation Centers

In collaboration with prestigious national and international universities and reputable industrialists, IT Valley will be geared towards the training and capacity building needs of the sector with a set of thematic Innovation Centers.



Why should
i take part in
IT Valley?

Accelerate Your Internationalization!

Many global giants of the IT sector along with many local and international SMEs operating at various strands of the sector are eyeing to take part in the IT Valley.

Such an ecosystem enables widening the scope of companies by letting them go international.





Sustainable and Fast Growth!

Investors have several options including developing tailor-made superstructures up to their preferences.

Companies will be allowed to use collective facilities, i.e. conference halls, meeting rooms, hostel, cafeteria and many others.

A top-down view of a person's feet wearing black leather shoes, standing on a bright green artificial grass mat. The mat is shaped like a large, irregular 'hot spot' or 'paw print' on a light brown concrete floor. The text 'You can feel at your Favourite Hot Spot for High Quality Living!' is written in white on the right side of the mat.

You can feel
at your Favourite
Hot Spot for
High Quality
Living!

Dining and Catering services: Restaurants, Cafeteria



Accommodation services:
Residences & Hostel



Leisure and Sports: Golf course, Basketball and
Volleyball hall, Fitness center, Soccer and Tennis fields



Healthcare premises and Pharmacies



Beauty parlor and Cleaning services



Veterinary services and Pet hostel



05

About IT Valley with its context and Turkey



**Notable
Facts & Figures**

General

Is a **Parliamentarian Democracy**
Is on the way to **Accession to EU Full Membership**

Demographics and Territory

Has a population of approximately **76.7 million (17th)**
Half of the population is **under 30**
Stretches over an area of more than **783 thousand m2 (37th)**

Economy

Is a **Liberal Market Economy**
Entered **Customs Union** in 1996
Generated a nominal GDP of over **US\$730 billion in 2013 (16th)**
Per capita nominal income is **US\$10,782 (2013)**
Achieved a **4% real GDP growth** in 2013
Netted a total of **US\$151.8 Billions' worth Exports** in 2013



Where on Earth is **Turkey**?

Turkey is one of the countries with the highest accessibility in the world.



Turkey has a central location within the reach of **1.5 billion consumers** living in Europe, Central Asia, MENA Region, that account for **US\$25 trillion** of world output, with only 4 hours' flight.

Turkish Airlines flies to 220 international destinations.



Did You Know That?

Turkey is the **16th** largest economy in the world and **6th** in Europe.

BREAKING NEWS

Turkish economy continues its growth pace with a sequence of positive rates

4% (2013)
2.2% (2012)
8.8% (2011)
9% (2010)

2023

2013

2003

1993

1983

1973

1963

1953

1943

1933

1923



Turkish Economy's strong posture during the global crisis was recognized by global financial corporations with a positive increase in **Long Term Credibility**.

FitchRatings
KNOW YOUR RISK

BBB-

MOODY'S

Baa3

**STANDARD
& POOR'S**

BB+





Turkey offers a Fully Liberal Investment Environment

Foreign investors can feel at home!

NO RED TAPE

Same rules and standards apply to domestic and foreign companies

No specific surcharges or taxes imposed on foreign investors

No pre-entry or pre-establishment screening requirements

No restrictions on foreign ownership

No specific company-types imposed

No restrictions on capital repatriation

Foreign individual investors can directly acquire up to 300 decares of land or venture into partnerships with Turkish companies or open up new legal companies in Turkey in order to acquire land without restriction

Dispute settlement is possible through competent courts or international and national arbitration institutions

Turkey's R&D Performance

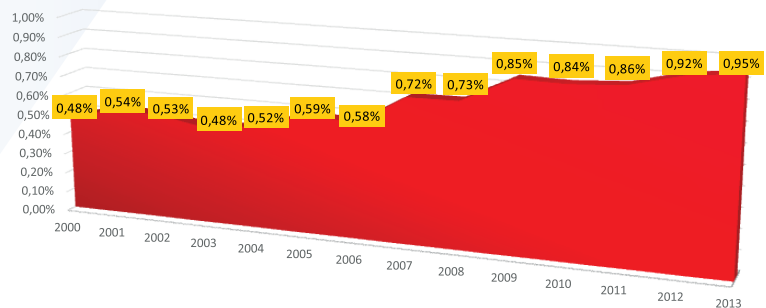
Turkey ranks among the top countries with the highest rate of rise in the share of R&D expenditures in GDP.

Country	Private Sector R&D Performance as compared to EU average
South Korea	213%
Japan	202%
Finland	178%
Sweden	176%
Switzerland	161%
Denmark	150%
Germany	149%
United States	141%
France	111%
China	108%
EU average	100%
Netherlands	93%
United Kingdom	87%
Italy	53%
Spain	52%
Russia	51%
Turkey	28%
Croatia	26%
Poland	25%
Greece	18%
Romania	9%

EU Innovation Union Scoreboard 2014

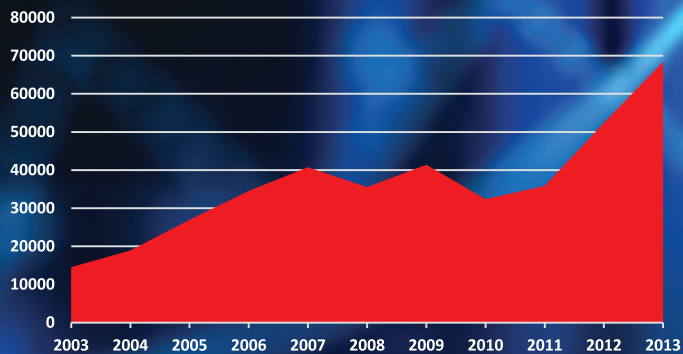
Turkey performs below the European average (Modest Innovator) but is catching up. Major strenghts are SMEs with Marketing and/or Organisational Innovations and Sales Share of New Innovations. Major weaknesses are License and Patent Revenues from Abroad, Community Designs, Community Trademarks, Non-EU Doctorate Students and Public-Private Scientific Co-publications.

Share of R&D Expenditures in Turkish GDP (2000 – 2013)

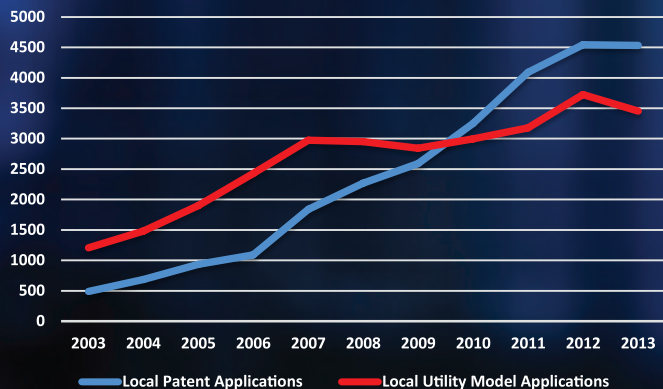


Turkey's Rising IPR Performance

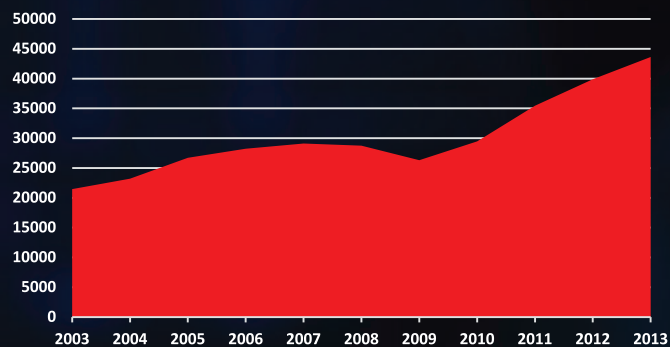
Registered Local Trademarks in Turkey (2003-2013)



Local Patent and Utility Model Applications in Turkey (2003-2013)

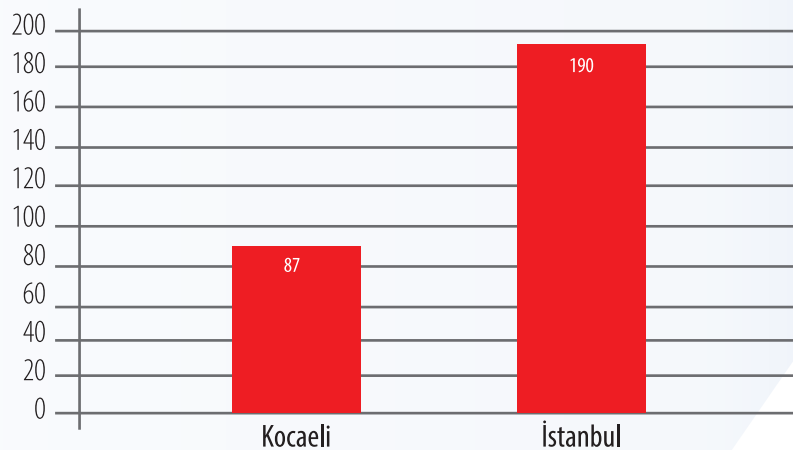


Local Industrial Design Applications in Turkey (2003-2013)



Kocaeli and İstanbul, the choice of largest companies in Turkey

277 out of Turkey's 500 Largest Companies have chosen Kocaeli and İstanbul as a fine location for their operations.



Source: İstanbul Chamber of Industry (İSO), 2013



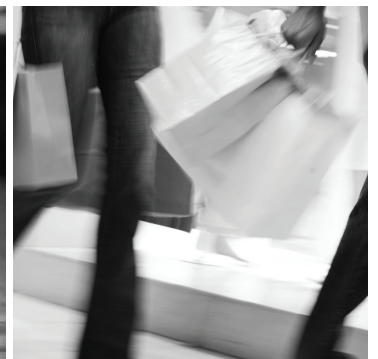
Population

- ◆ İstanbul/ European Side: 9.2 million
İstanbul/ Asian Side: 5 million
İstanbul Total: 14.2 million
- ◆ Kocaeli: 1.7 million
- ◆ Gebze with surrounding districts: 1.5 million
(Gebze, Çayırova, Darıca, Dilovası, Tuzla, Pendik)



Stylish Life-Style

Within **15 minutes' drive** way off the **IT Valley**, there are **8 contemporary shopping malls** with shiny floors and restaurants serving delicacies of a great variety of world cuisines, glossy shop windows of local and global brands as well as leisure activities, including but not limited to movie theaters, stage play theatres, bowling, go-kart etc. . .



Health Care
Doctor
Hospital
Pharmacist
Nurse
Dentist
First Aid
Surgeon
Emergency

MEDICAL



MEDICAL

Health Care
Doctor
Hospital
Pharmacist
Nurse
Dentist
First Aid
Surgeon
Emergency



Easy access to Healthcare

There are **5 state hospitals**, **14 private hospitals** and **1 university hospital** with full range of health services within only **15 minutes' drive** from the **IT Valley**.

Classy hotels to stay both within **IT Valley** and in its close vicinity

In addition to those within IT Valley, there exists **17 world-class accommodation facilities** within a **15 minutes' drive** distance, which has got a total of more than 5600 beds.

8 of these hotels have 5-star-rating while the rest has 4.



Plenty of options to spend the leisure time

IT Valley comprises various spots for leisure activities.

There are 56 movie theatres (you can watch movies with/without dubbing), **6 stage play theatres and 3 art galleries.**





Human Resources

IT Valley offers all the advantages to tap into an abundance of highly skilled human resource that is capable to deliver novelties.

When you draw an imaginary circle, at the center of which **IT valley** is placed, that circle would enclose **19 universities** with a total enrollment of **227,505 students**.



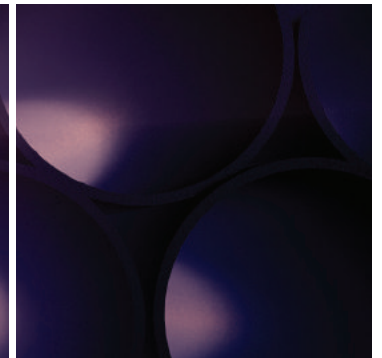




The Heart of Turkey's Industry

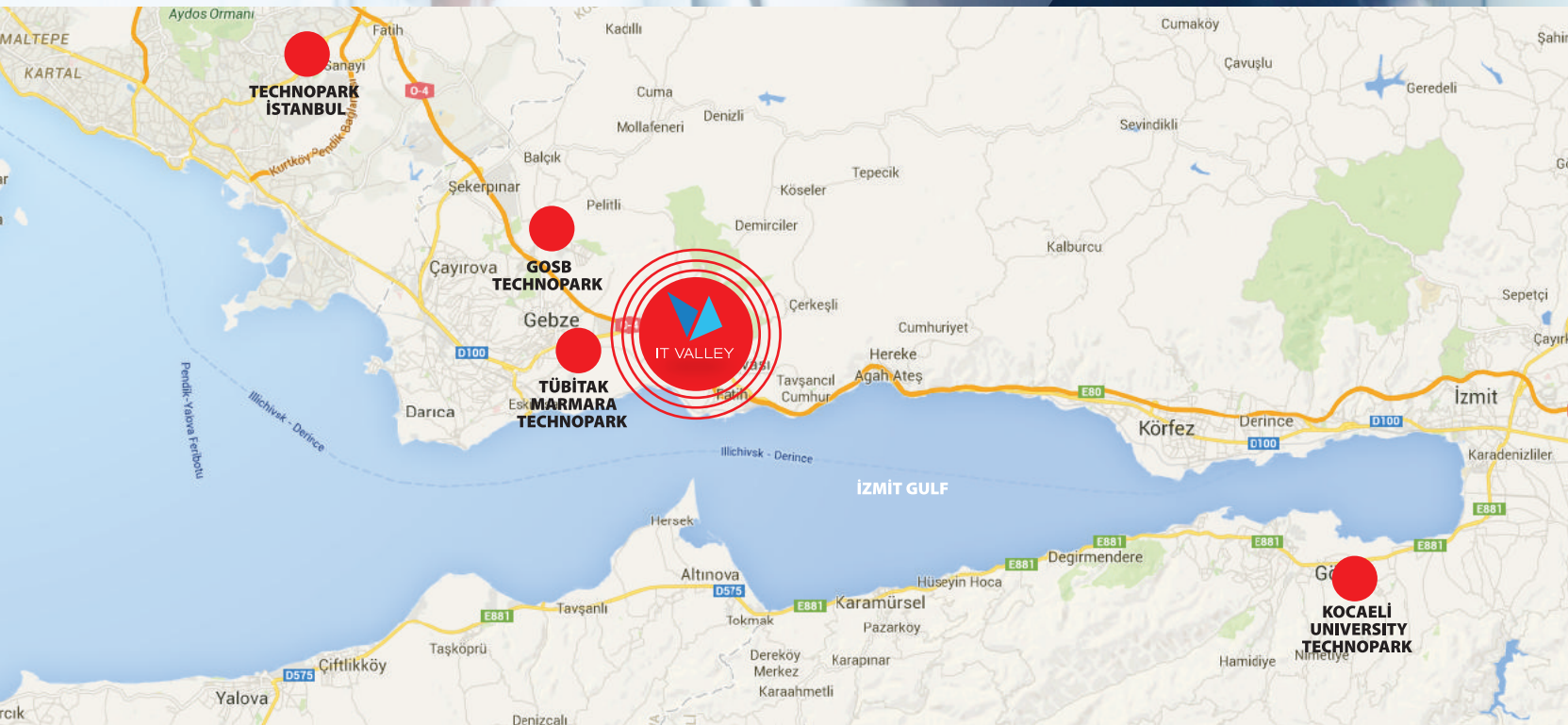
Gebze and its surrounding is considered to be the most industrialized part of Turkey. It hosts **14 Organized Industrial Zones (OIZs)**, 5 of which fall within the provincial limits of Istanbul, all within only **15 minutes' drive** from the IT Valley.

These OIZs are a home for numerous world-wide renowned industrial companies.



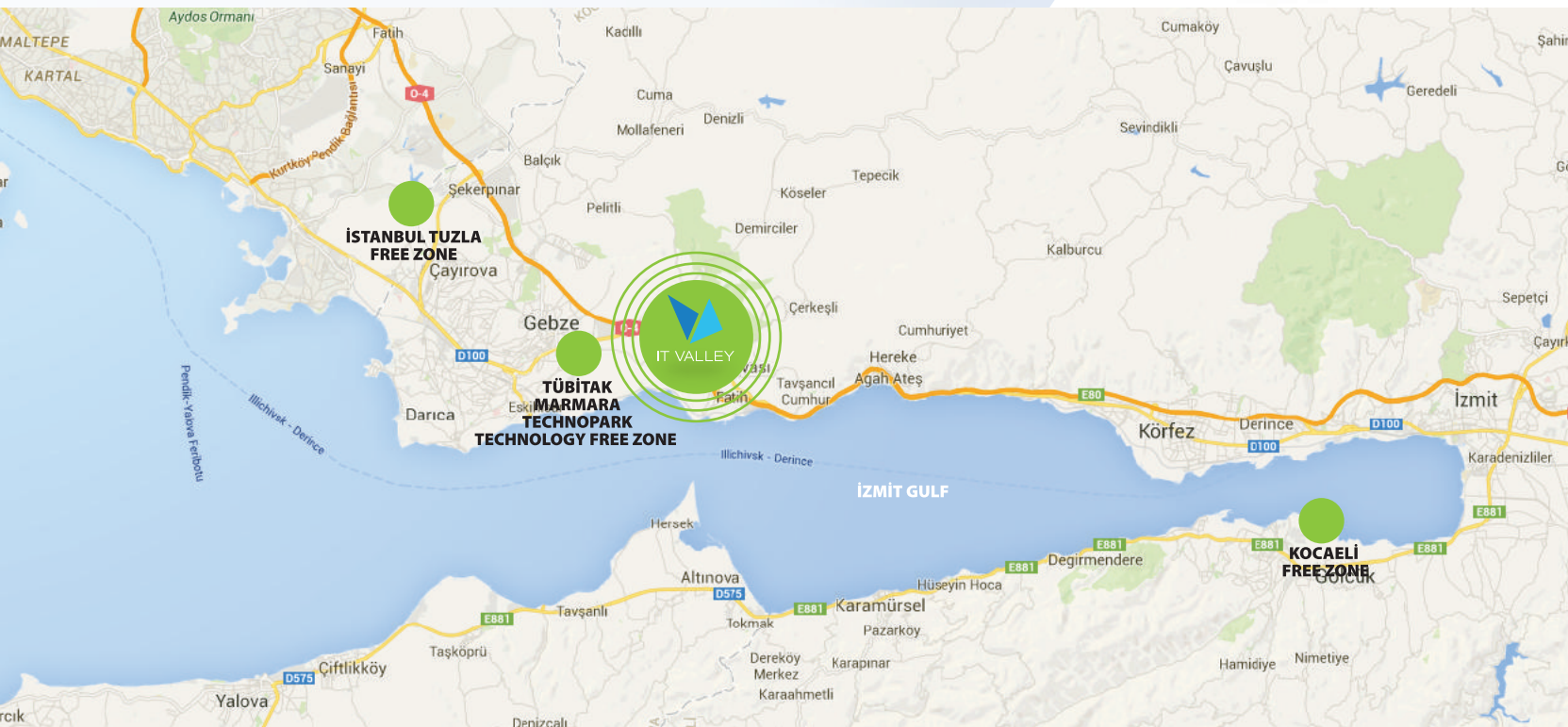
Networking with other nearby Technoparks

IT Valley's strategy is to capitalize on cooperation and joint initiatives with the four other technoparks around the area and facilitate intertwining of IT Valley companies with other RDI and software companies within those nearby technoparks.



Easy access to Free Zones

Investors to IT Valley will also have the opportunity to expand their business to three nearby Free Zones.



TÜBİTAK Gebze Campus

Turkey's largest research campus is also located in Gebze, nearby **IT Valley**.

TÜBİTAK Gebze Campus stretching over an area of 795 ha and being Turkey's largest research area houses over 800 researches.

Institutes and Other Entities at TÜBİTAK Gebze Campus

- 1** Institutes of TÜBİTAK Marmara Research Center
 - Institute of Environment
 - Institute of Energy
 - Institute of Food
 - Institute of Genetics and Biotechnology
 - Institute of Chemistry
 - Institute of Materials
 - Institute of Geosciences and Marine Sciences
- 2** TÜBİTAK IT and Information Security Advanced Technologies Research Center (BİLGEM)
- 3** TÜBİTAK National Metrology Institute (UME)
- 4** Institute for Guidance to and Supervision for Industry (TÜSSİDE)
- 5** Marmara Technology Development Zone



IT and Information Security Advanced Technologies Research Center (**BİLGEM**)

BİLGEM's scope of research encompasses software development and testing, information security, 3-D, electronics, integrated circuit design and production, embedded technologies, military applications etc.
BİLGEM's staff size is over 1350.

BİLGEM that is found at the TÜBİTAK's Gebze Campus houses Turkey's one and only Microchip Production Facility (YİTAL).

YİTAL will soon start delivering design, training, testing and prototype integrated circuit production (with 0.25 μ CMOS and SiGEe BicMOS Technologies) services to Businesses and Universities through a brand new add-on facility (TÜDTEL).



CONTACT US BEFORE YOU DECIDE!



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www.investinkocaeli.gov.tr







You can use your mobile device to read
the QR code to visualize the location
of the IT Valley on Google Maps

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